



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

**ZONING ADMINISTRATOR
ACTIONS
April 2, 2008**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 581-6280. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

**1:30 P.M.
SW**

PVAAT2007 0897 - Kirschenstein

The applicant, Mountain Home Design on behalf of Joel Kirschenstein, is requesting the approval of:

DENIED

- A variance for the construction of a detached one-vehicle garage to be constructed within the front yard setback and to be located less than 20 feet from the edge of traveled way to the face of the garage. Specifically, the garage is proposed to be located approximately 10 foot-6 inches to 11foot-6inches from the edge of pavement and 14 feet-3 inches from the front property line and 10 feet south of the northerly property line to accommodate an additional on-site exterior parking space to be constructed directly next to the garage.

Located on a 4,750 square foot parcel on the west side of Park Lane (277 Park Lane), between the two intersections of Bend Ave. The project site is zoned PAS 031 Brockway Residential. The Assessor Parcel Number is 090-224-010.

**1:45 P.M.
SW**

PMPBT20070892 / PVAAT20080017 – David & Barbara Bruening

The applicant, Kaufman Planning on behalf of David and Barbara Bruening Trustees, is requesting approval of:

**CONT'D
to 4/17/08
1:30 PM
in Auburn**

- A Minor Use Permit for the proposed use of "contract construction" which is a special use in the Industrial Community Plan.
- A Variance is requested for 1) the setback requirement per Section 17.54.070(A)2(k) for the first parking space at approximately 17 feet from the front property line where 40 feet is required; 2) the number of required on-site parking spaces to allow three parking spaces where four are required; and, 3) the driveway width requirement of less than 25 feet.

Located on a 15,270 square foot parcel on the north side of Speckled Ave. (8575 Speckled Ave.), between Bear and Coon Street in the Kings Beach area. The project site is in the North Tahoe Community Plan and is zoned Plan Area Statement 026 Kings Beach Industrial Commercial/Public Service. The Assessor Parcel Number is 090-091-028.

PMPBT20070656 / PVAAT20080019 Bob and Vickie Habeger

The applicants, Bob and Vickie Habeger, are requesting the approval of:

**2:00 PM
SW
APPROVED**

- A Minor Use Permit to construct vehicle storage and fueling for a produce business. Three parking spaces are proposed. A 500 gallon above ground diesel fuel tank is proposed to be located on the site for fueling of the business vehicles. The proposed use is a "special use" requiring minor use permit approval.
- A Variance is requested for consideration of a 25 foot setback from the edge of pavement to the first proposed parking space for a reduction of 15 feet from the required 40 foot setback (Section 17.54.070(A)2(k)).

Located on a 7,323 square foot parcel on the north side of Speckled Ave. (8445 Speckled Ave.), between Bear and Coon St. The project site is in the North Tahoe Community Plan and is zoned Plan Area Statement 026 Kings Beach Industrial Commercial/Public Service. Assessor Parcel Number is 090-091-024.

**2:15 PM
MC**

PVAAT2008 0100 MacAulay

The applicant, Sagan Design Group, on behalf of Gordon MacAulay request approval of:

APPROVED

- A variance to the front setback from Sans Souci Terrace of 45 feet from center line and 20 feet from property line to allow for 12 feet from center line and seven feet from property line, in order to reconstruct the existing garage and to add approximately 400 square feet of living space.

The project site is located on a 17,645 square foot parcel on the east side of Sans Souci Terrace in the Homewood area, approximately a quarter mile from the intersection of West Lake Blvd. and Trout Street at 4980 Sans Souci Terrace. The project site is zoned 160 Homewood Residential. The Assessor Parcel Number is 097-093-008.

**2:30 PM
JE
APPROVED**

PVAAT2008 0015 McBride/Aguirre

The applicants, Karen McBride and Filberto Aguirre, request the approval of:

- A variance for a setback of 43 feet from centerline of an intermittent watercourse, where a 50 foot setback from the center line of the unnamed intermittent watercourse is required for the purpose of constructing a swimming pool.

Located on a 13,529 square foot parcel on the South side of Nightingale Drive (446 Nightingale Drive) in the Cedar Flat area. The project site is zoned Plan Area Statement 014 (Cedar Flat Residential). The Assessor Parcel Number is 092-090-052, and 092-080-017.

**2:45 PM
SW**

PVAAT2007 0876 - Furumoto

The applicant, Sagan Design Group, on behalf of Nobud Furumoto request the approval of:

APPROVED

- A variance for the construction of an addition to the existing single-family residence within the front, rear and watercourse setback of Bear Creek. Specifically, the variances are to the front yard setback for a 12 foot setback where a 20 foot setback is required; a five foot rear yard setback where a ten foot setback is required; and a zero foot Bear Creek watercourse setback where a 100 foot setback is required. The additions include a garage, entry, living space and bedroom.

Located on a 9,425 square foot parcel on the north side of Mineral Springs Trail (1440 Mineral Springs Trail) in the Alpine Meadows area, approximately 8,500 feet of the intersection of Mineral Spring Trail and Forest Trail in the Alpine Meadows Estates Subdivision. The project site is zoned RS PD – 4 (Single-Family Residential, Planned Development, four dwelling units per acre). The Assessor Parcel Number is 095-380-009.